

104 Canadian Lakes Boulevard, Canadian, Vic 3350



House For Sale

Saturday, 13 April 2024

104 Canadian Lakes Boulevard, Canadian, Vic 3350

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 578 m2

Type: House



Sean Toohey
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\$625,000 - \$665,000

Nestled in one of Ballarat's most sought-after locales, Canadian Lakes offers a serene setting amidst pristine lakes, parks and picturesque walking tracks. This established neighbourhood is renowned for its family-friendly atmosphere and seamless blend of nature and modern conveniences. • Step inside to a formal entrance hallway featuring solid timber floors, setting the tone for the home's warm and inviting ambiance. • The master bedroom, positioned at the front, boasts a split system, walk-in robe, and ensuite for ultimate comfort and privacy. • With three generous bedrooms, including the master, and a central family bathroom, this home caters perfectly to growing families. • The heart of the home lies in the spacious kitchen and family room area. The kitchen is complete with an island bench, quality stainless steel appliances and ample cupboard and bench space. • A separate formal living area bathed in natural light from expansive windows captures the Northern sun, creating a bright and airy atmosphere throughout. • Enjoy gas central heating and evaporative cooling throughout the home, ensuring comfort in all seasons. • The property features a double lock-up garage with a remote roller door, providing secure parking and additional storage space. • Entertain in style on the large undercover decked area with a pitched roof, zip-locked blinds, and a ceiling fan, perfect for alfresco dining or relaxing outdoors. • Situated on approximately 578m², the property boasts landscaped gardens designed for minimal upkeep. • Set in the heart of Canadian Lakes, this home enjoys proximity to Ballarat's CBD, Sovereign Hill, and Federation University, making everyday living and leisure activities easily accessible.